

CLEARBROOKE TOWNHOUSE CONDOS
BOARD OF DIRECTORS MEETING
DECEMBER 7, 2016

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The meeting was duly posted.

PRESENT:

Tony Armer
Scott Grant
Tulio Zuloga
Kiva Alvarez
Patricia Edwards

PRESENT FROM AMERI-TECH:

Nichole Allard, LCAM
Phil Coletti, LCAM

SIX HOMEOWNERS WERE PRESENT

MEETING CALLED TO ORDER: 6:00 p.m. by Tony Armer

APPROVAL OF MINUTES:

Moved to accept by Tulio, Tony second.

Homeowners' questions were discussed, to include:

1. Should an audit be conducted of past conduct.
It was determined that an audit would not be a productive way to spend money, as nothing could be done.
2. Percentage of rental units.
3. Maintenance Crew. Will be the same and will be employees of Ameri-Tech once the painting is concluded, as they need to be under a contractor's license.
4. Payment Books will be issued by second week in January 2017.
5. Insurance on common areas versus inside of units was discussed.
6. Ron inquired why Sharon wasn't invited.

1 7. Who do we call for plumbing issues, etc. Nicole
2 informed that she would be the one in charge, and to call
Ameri-Tech.

3 8. Termite treatment was discussed. It was noted
4 that the inside of the units was the owner's
responsibility. The subterranean termites was the
5 Association's responsibility.

6 NEW BUSINESS:

7 The new budget was discussed and approved, signed
8 and dated.

9 Discussed the possibility of equalizing maintenance
10 fees, and the possibility of amending the docs to do so.

11 MEETING ADJOURNED: At 7:10 Motion by Pat, second by Tony.

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